

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		EPHING ST, ARLINGTON

OWNERSHIP

OWNERSHIP		Unit #:
Owner 1:	SOMMERVILLE DAWN	
Owner 2:		
Owner 3:		
Street 1:	28 EPPING ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	SANDERS SHARON M/ TRUSTEE -		
Owner 2:	GLADYS V NIGRO REVOCABLE TRUST -		
Street 1:	103 WRIGHT ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .13 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1956, having primarily Wood Shingle Exterior and 1049 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.13019	Total SF/SM:	5671	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	413,091	Spl Credit	Total:	413,100
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5671.000	141,200		413,100	554,300		59536
							GIS Ref
							GIS Ref
Total Card	0.130	141,200		413,100	554,300	Entered Lot Size	GIS Ref
Total Parcel	0.130	141,200		413,100	554,300	Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card:		528.51	/Parcel: 528.51	Land Unit Type:	12/22/22

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	101	FV	141,200	0	5,671.	413,100	554,300		Year end	12/23/2021	PRINT	
2021	101	FV	136,100	0	5,671.	413,100	549,200		Year End Roll	12/10/2020		
2020	101	FV	136,100	0	5,671.	413,100	549,200	549,200	Year End Roll	12/18/2019	12/30/21	05:41:59
2019	101	FV	123,100	0	5,671.	419,000	542,100	542,100	Year End Roll	1/3/2019	LAST REV	
2018	101	FV	123,100	0	5,671.	312,800	435,900	435,900	Year End Roll	12/20/2017		
2017	101	FV	123,100	0	5,671.	283,300	406,400	406,400	Year End Roll	1/3/2017	Date	Time
2016	101	FV	123,100	0	5,671.	271,500	394,600	394,600	Year End	1/4/2016	10/02/20	10:26:0
2015	101	FV	122,500	0	5,671.	230,200	352,700	352,700	Year End Roll	12/11/2014	jourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

[illegible]

BUILDING PERMITS

[illegible]

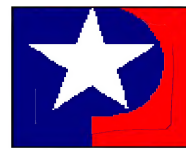
ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2020	SQ Returned	JO	Jenny O
9/9/2020	SQ Mailed	MM	Mary M
4/11/2013	Info Fm Prmt	MM	Mary M
12/9/2008	Meas/Inspect	294	PATRIOT
10/27/2000	Hearing Chag	201	PATRIOT
3/10/2000	Inspected	264	PATRIOT
1/26/2000	Measured	276	PATRIOT
8/2/1993		AJS	

Sign:
VERIFICATION OF VISIT NOT DATA
__/__/__

Sign:

VERIFICATION OF VISIT NOT DATA



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	59536
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

